

±72,000 SF
SPACE FOR SUBLEASE



5700 CASEY DRIVE
KNOXVILLE, TN 37909

CBRE



Executive Summary

± 227,150 SF industrial/distribution building with ±72,000 SF immediately available for sublease. 20'-33'10" clear height, 10 dock doors (17 covered positions), 277/480V 3-phase power and 2,500 amps, zoned I-G with outside storage and excellent infill positioning 1.2 mile (3 minutes) from I-40/I-75. With a centralized location in Knox County and direct interstate access, this site supports fast truckload distribution, tapping a local labor force of ~251,000 (>40,000 in transportation/material-moving roles) and a 2.9% county jobless rate.

BUILDING SPECIFICATIONS

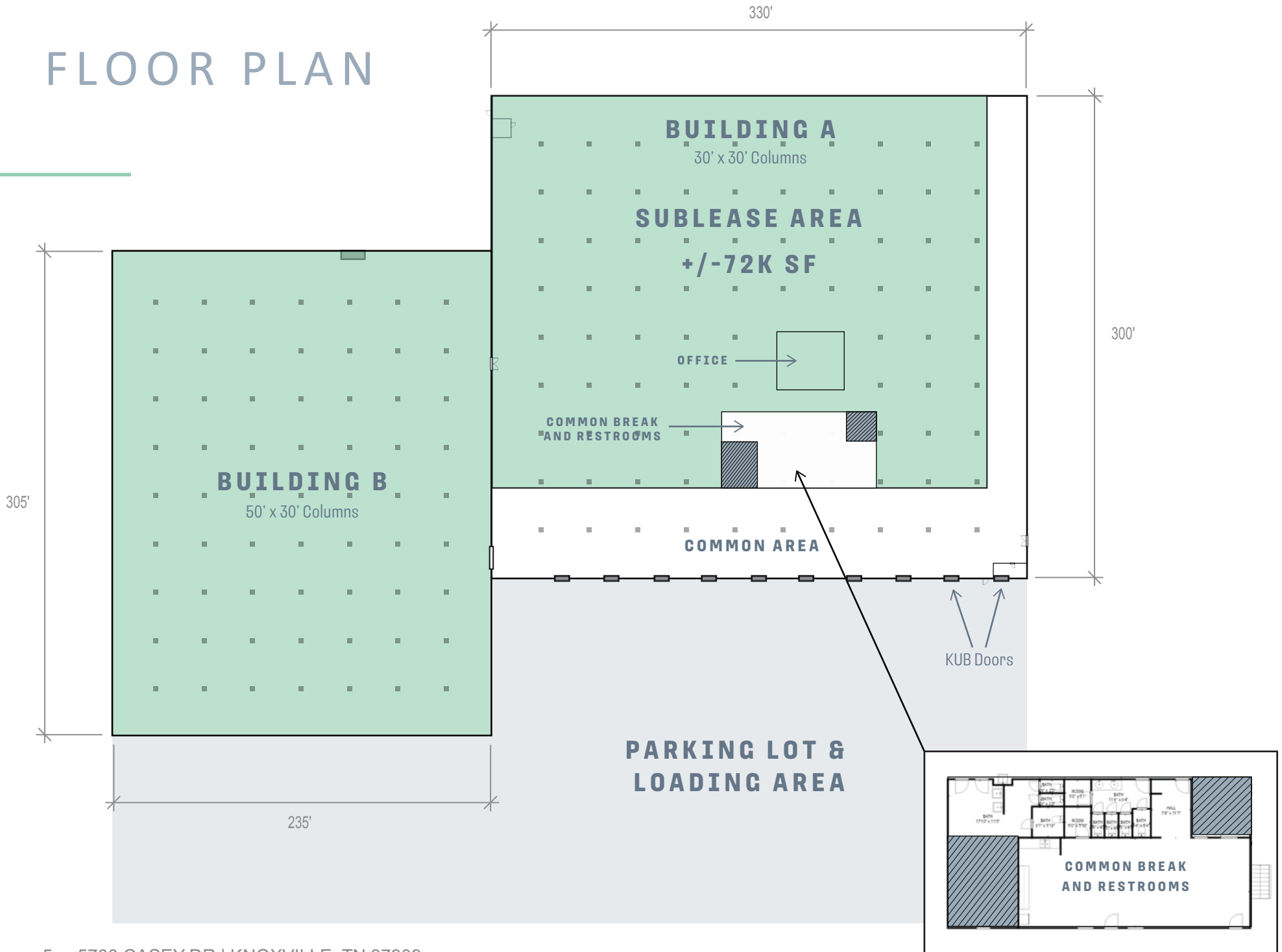
Spec Type	Sublease Details	Building Details
Total SF	±72,000 SF (Portion of Bldg A)	±227,150 SF
Available SF	±72,000	
Office SF	TBD	± 29,418 SF
Dock Doors	2 – 8' x 10'	10 – 8' x 10'
Drive-in Doors	0	0
Column Spacing	Bldg A – 30' x 30'	Bldg B – 50' x 30'
Ceiling Height	Bldg A	Bldg B
Min	20'	24'
Max	24'	33' 10"
Parking	45	400
Power	2500A 480/277v 3-phase	
Sprinklers	Wet	
Land	17.62 acres	
Zoning	I-G – General Industrial	



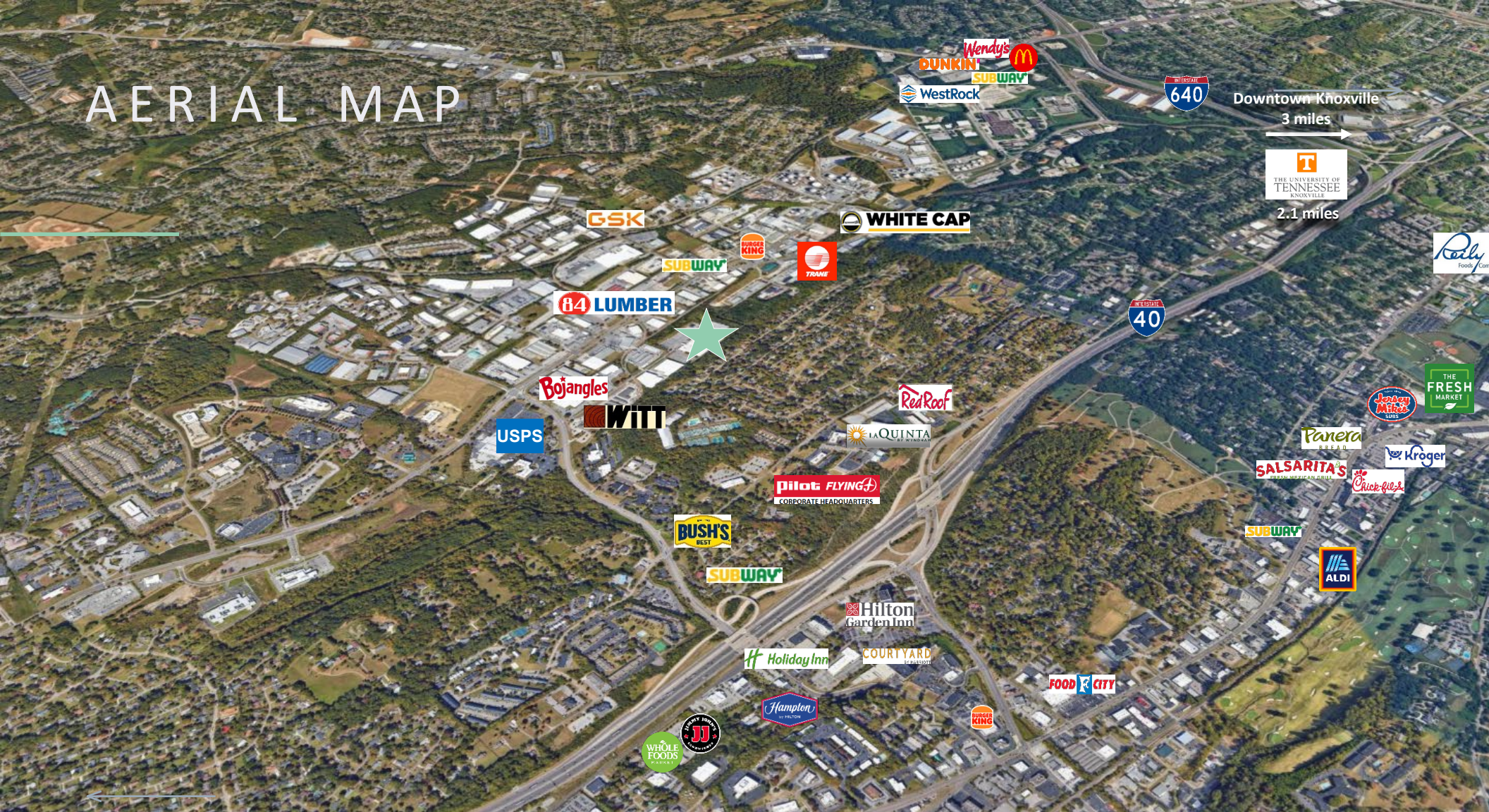
PHOTO GALLERY



FLOOR PLAN



AERIAL MAP



HIGHLIGHTS

Major Roadways

Situated just 0.5 mi (2 mins) from Middlebrook Pike, 1.2 mi (3 mins) from I-40/I-75 and 17 mi (30 mins) from McGhee Tyson Airport.

Neighboring Industries

Adjacent to major logistics and manufacturing hubs such as University of Tennessee, Pilot Corp HQ, Bush Brothers HQ, USPS, and Reily Foods.

Logistics

Nestled in the county's densest construction-supply corridor, providing streamlined supply chain connections regionally & locally, thus enhancing speed & efficiency for distribution/manufacturing operations.



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